



Wasatch County

Planning Department
55 S 500 East Heber City, UT 84032
(435) 657-3205
planning@wasatch.utah.gov

Application #:	
Zone:	
Tax ID Number:	
Date Received:	
Received By:	
Reviewed By:	
Date Completed:	

Application for Final Site Plan (County)

Application Fee: \$150.00 + \$1 per lot/unit/ERU + Costs (Costs may include legal noticing and mailing)

Note: Applicant must check off each item and provide the attached checklist with the application or it will not be processed.

Owner(s) of Record

Full Name:			Date:
Last	First	M.I.	
Address:			
Street Address		Apartment/Unit #	
City		State	ZIP Code
Phone:		E-mail Address:	

Applicant or Authorized Representative (if other than above owner) to Whom All Correspondence Is To Be Sent

Full Name:			
Last	First	M.I.	
Address:			
Street Address		Apartment/Unit #	
City		State	ZIP Code
Phone:		E-mail Address:	

Project Information

Project Name:			
Project Location:			
Street Address		Subdivision/City	
Parcel Number(s)	Section(s)	Township(s)	Range(s)
Project Description: (Including number of lots or units, acreage and/or building square footage)			

Prior Approvals: (list any prior county approval/permits issued for the subject property)			

The below checklist must be included with your application with all items checked off as complete or your application will not be processed.

Final Site Plan Checklist

The Final Plans must first evidence how the Final Plans conform to the Preliminary Plans and any conditions for Preliminary Approval and such plans must also include the following:

- ☐ Development name and address;
- ☐ North point, scale (not smaller than 1" = 100'), date;
- ☐ Development phase number, if a phased project;
- ☐ Names, addresses, and telephone numbers of developer, engineer, and current owners;
- ☐ Nearest section corner tie, township(s), and range(s);
- ☐ Lot lines, dimensions and area; adjacent lots and phases;
- ☐ Existing and proposed easements, walkways, trails, streets, and rights-of-way (public and private), and trails, including widths, names, and numbers; proposed dedications of public use areas; existing and proposed curb, gutter and sidewalk (public and private);
- ☐ Existing waterways (including irrigation and piping);
- ☐ Topography (contours at two (2) foot intervals) and site drainage plan which illustrate existing and proposed conditions;
- ☐ Existing vegetation to remain on development and natural features of the land;
- ☐ Sensitive lands including, but not limited to slopes over thirty (30) percent, flood hazard boundary, wetlands, high water table areas and geologic hazards;
- ☐ Soils testing and analysis. Geotechnical studies as required by this Title;
- ☐ UDOT approval for access to state roads; approval of Wasatch County Flood Control; approval of Army Corps of Engineers in wetlands or high water table areas; approvals of power, gas, telephone and cable companies where easements are proposed and service is required;
- ☐ Final grading plans illustrating cut and fill limits and limits of disturbance;
- ☐ Temporary construction erosion control plan;
- ☐ Final drainage plan illustrating methods of controlling runoff, directing water flow, and detention / retention areas;
- ☐ Existing and proposed utilities including, fire hydrants, water and sewer lines, and storm sewer system;
- ☐ Location and elevation drawings of existing and proposed buildings, signs, dumpster and utility enclosures, fences and other structures including materials and colors;
- ☐ Landscaping plan with irrigation system and plant species and sizes;
- ☐ Parking, access, and loading plan;
- ☐ Lighting plan;
- ☐ Signage plans shall comply with Wasatch County Sign Regulations as found in this Title;
- ☐ Architectural plans (floor plans, elevation, with materials);
- ☐ Tabulation of ERUs, as defined by the Plan, number of housing units by type and square footage, with the number of bedrooms, parking stalls provided, building square footage, building footprint square footage, open space acreage and percentage, landscape acreage and percentage, hard surface acreage and percentage;
- ☐ Special Service District approval letter; and
- ☐ Mitigating measures (to conform with Wasatch County Development Code and design standards as found in this document), and any other information as required by the County as a condition of approval.
- ☐ Building Renderings

Final Documentation.

The following official documents prepared in a manner that will fully present information required as part of this Title on forms:

- ☐ Articles of Incorporation and Bylaws of the Association;
- ☐ Declaration of covenants, conditions, restrictions, and management policies;
- ☐ Maintenance agreement between the developers, Property Owners Association, SSD, and/or the county, providing for the establishment of an impound account as a means of assuring proper maintenance of the development;
- ☐ Open space agreement acceptable to the County;
- ☐ Affordable housing agreement approved by County;
- ☐ Schools and civic agreement approved by County;
- ☐ Itemized estimates of the cost of constructing all required improvements to be constructed in the development. The developer shall also submit a report to the Planning Commission pertaining to the source or sources of the construction funds;
- ☐ A statement from the State Health Department, through the County Health Department, granting engineering approval of the development pertaining to water and sewer facilities if not publicly owned;
- ☐ A final form of a document/development agreement showing assurances to the County that the services to be provided by the development will continue to be provided by the development on an ongoing basis and will not require the County to take over services in areas outside of the planned urban services areas, and become a financial burden on the County; and
- ☐ Vicinity Map on the Plat.

Please Read And Sign Before Application Submittal

I declare under penalty of perjury that I am the owner or authorized agent of the property subject to this request and the foregoing statements, answers and attached documents are true and correct. I also certify that I have fully completed the application and provided all of the above listed items other than those specifically deemed not necessary by the Planning Department. As the applicant for this proposal, I understand that applications will be reviewed for completeness by planning department staff. If complete, the application will be vested under laws and ordinances in place at the time the application was submitted. Incomplete applications will be returned to the applicant. I further understand I will be notified when my application has been deemed complete. At that time, I expect that my application will be processed within a reasonable time, considering the work load of the Planning Department.

Signature of
Owner/ Agent: _____ Date: _____

IMPORTANT:

Your application cannot be processed until determined complete by the Planning Staff. An application shall be considered complete when all applicable fees (such as: Special Service District, fire, out-of-pocket expenses, etc.) are paid and all items listed on the application and included checklist are provided or considered not applicable by the Planning Office. All application fees are non-refundable.